



MEETING AGENDA
TUALATIN PLANNING COMMISSION

February 16, 2017; 6:30 p.m.
JUANITA POHL CENTER
8513 SW TUALATIN RD
TUALATIN, OR 97062

1. **CALL TO ORDER & ROLL CALL**
Members: Bill Beers (Chair), Kenneth Ball, Alan Aplin, Janelle Thompson, Mona St. Clair, Angela Demeo and Travis Stout.

Staff: Aquilla Hurd-Ravich, Planning Manager; Karen Perl-Fox, Senior Planner.
2. **APPROVAL OF MINUTES**
 - A. Approval of January 19, 2017 TPC Minutes
3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**
Limited to 3 minutes
4. **ACTION ITEMS**
 - A. 2016 Annual Report of the Tualatin Planning Commission
5. **COMMUNICATION FROM CITY STAFF**
6. **FUTURE ACTION ITEMS**
7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**
8. **ADJOURNMENT**



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

FROM: Lynette Sanford, Office Coordinator

DATE: 02/16/2017

SUBJECT: Approval of January 19, 2017 TPC Minutes

ISSUE BEFORE TPC:

Attachments: [TPC Minutes 1.19.17](#)



City of Tualatin

www.tualatinoregon.gov

UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF January 19, 2017

TPC MEMBERS PRESENT:

Alan Aplin
Bill Beers
Angela Demeo
Travis Stout
Mona St. Clair
Janelle Thompson
Kenneth Ball

STAFF PRESENT

Aquilla Hurd-Ravich
Karen Perl Fox
Jeff Fuchs
Lynette Sanford

TPC MEMBER ABSENT:

GUESTS: Don Hanson, Grace Lucini, Sherman Leitjab, Tom Childs, Lois Fox, Jim Odams, George DeDoux, and Martin Mast.

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the October 20, 2016 TPC minutes.
MOTION by Thompson SECONDED by St.Clair to approve the minutes as written.
MOTION PASSED 7-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. ACTION ITEMS:

A. Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission

Mr. Aplin asked the Commission members if they would like to become the Chairman and Vice Chairman of the Planning Commission. Bill Beers offered to be the Chairman and Kenneth Ball volunteered to be the Vice Chairman. MOTION PASSED 7-0.

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

5. COMMUNICATION FROM CITY STAFF:**A. Capital Improvement Plan 2018-2027**

Jeff Fuchs, City Engineer, presented the Capital Improvement Plan (CIP) which included a PowerPoint presentation. Mr. Fuchs stated that he is filling in for Kelsey Lewis who was unable to attend the meeting. Mr. Fuchs noted that the CIP is a ten year project roadmap and is more of a planning tool than a schedule. This plan is reviewed and revised annually.

The project categories of the CIP are Facilities and Equipment, Parks and Recreation, Technology, Transportation and Utilities. Mr. Fuchs noted that Ms. Lewis programmed the Transportation System Plan (TSP) into the CIP to balance revenue against planned expenditures.

Mr. Fuchs stated that the priorities are Council goals, health and safety, regulatory requirements, master plans, and service delivery needs. Funding sources include system development charges, water, sewer and storm rates, gas taxes, general fund, and grants and donations. The summary total is \$6,029,000.

Mr. Fuchs went through the slides that detailed the project categories and the costs for each. The CIP schedule includes presenting to the various Committees in January and it goes to Council for approval in February.

Mr. Aplin asked if the new City Hall is part of this plan. Mr. Fuchs replied that it does not fall within a 10 year window so it was not included.

Mr. Stout asked how the five year portion compares to last year. Mr. Fuchs replied that the projects shift around depending on the delivery. The general fund is the category that changes the most. Mr. Fuchs added that the majority of the transportation projects are on a sliding schedule.

Ms. Thompson asked if the developer was supporting the project on 65th & Sagert or if it is derived from City funds. Mr. Fuchs replied that the Sagert project is a System Development Charge (SDC) reimbursement expense - they will pay for the impact of their development and we will reimburse them for the portion above and beyond their development. Mr. Fuchs added that the traffic signal in that area should be installed by early summer.

Ms. Demeo asked if the Sagert and Martinazzi intersection project will surface next year. Mr. Fuchs responded that they will take a midterm look at the traffic study and reexamine the high traffic areas.

B. Update on Basalt Creek Land Use Concept Plan Map

Karen Perl Fox, Senior Planner, and Aquilla Hurd-Ravich, Planning Manager, presented an update on the Basalt Creek Land Use Concept Map. This includes an overview of the work staff carried out on the exploration of the central subarea as directed by City Council at their October 10, 2016 work session. This update will also include Council's confirmation on the Concept Map at the November 28, 2016 work session.

Ms. Hurd-Ravich stated that Metro brought the Basalt Creek Planning area into the Urban Growth Boundary in 2004 as employment land and Metro was awarded the CET Grant to fund the concept planning. In 2011-2013 Tualatin worked with partners Washington County, Metro and Wilsonville, and ODOT to define the transportation spine. This resulted in a transportation refinement plan and two intergovernmental agreements (IGAs) at the beginning and towards the end of the project. In 2013, the concept planning kicked off with a joint meeting with Wilsonville.

In 2014 staff worked through the guiding principles list which included:

- Maintain and complement the cities unique identities
- Meet regional responsibility for jobs and housing
- Design cohesive and efficient transportation and utility systems
- Maximize assessed property value
- Capitalize on the area's unique assets and natural location
- Explore creative approaches to integrate jobs and housing
- Create a uniquely attractive business community unmatched in the metro region
- Ensure appropriate transitions between land uses
- Incorporate natural resource areas and provide recreational opportunities as community amenities and assets

Ms. Hurd-Ravich presented the maps which detailed the progression and the revisions from the feedback received. The proposed jurisdictional boundary was discussed at a joint council work session in December 2015 and both councils agreed on the proposed jurisdictional boundary following Basalt Creek Parkway. Ms. Hurd-Ravich added that this information was presented to Council on June 13, 2016. Council feedback posed the question of how this concept could support campus industrial and how the trip cap would be managed.

Ms. Perl Fox stated that feedback from the public, Council, and the intergovernmental partners led to minor refinements. These include 93 acres of Manufacturing Park, 3 acres of neighborhood commercial, and 88 acres of residential – which represents a balance between employment and residential land.

Ms. Perl Fox added that public input prompted questions on the Basalt Creek central subarea – the area immediately south of Victoria Gardens to the jurisdictional

boundary. This represents approximately 42 buildable acres. Council directed the land to match the same planning district as Victoria Gardens, which is RML (Medium low density). For the central subarea on the Tualatin side, Council directed exploration of the OTAK proposal to determine if the land is suitable for employment uses.

Ms. Perl Fox noted that staff met with OTAK to explore the property owner's proposal, consider opportunities for employment and constraints in the area, and consider infrastructure needed for different proposed uses. Ms. Perl Fox emphasized that we are in partnership with other agencies and they do not want to reduce employment land for more residential. We received a letter from Washington County in October emphasizing that the land is prime for industrial and employment uses.

Ms. Perl Fox continued presenting the slides that detailed the summary of acres and trips, and the most recent land use concept map. Ms. Hurd-Ravich added that based on all the information, staff's position is to recommend that Council accept the land use map as presented.

Ms. St. Clair asked about the area designated for high density and how many homes are expected. Ms. Perl Fox responded that it's approximately 2-3 acres of land, so it would be around 100 units. Ms. St. Clair asked if there will be enough housing for the people who will be working in the industrial/employment area. Ms. Hurd-Ravich responded that the group didn't plan on a housing unit for each employee. Ms. St. Clair stated that the people in the employment area will expect to live where they work. Mr. Aplin asked if we are limited on high density zoning areas. Ms. Hurd-Ravich responded that we are constrained by trip numbers.

Mr. Beers asked if the trip model took into account the different business sectors in the area. He was concerned about the high price of housing in the area and as a result, many employees may have to commute in from other areas. Ms. Hurd-Ravich added that the models accounted for bike and pedestrian transportation as well as public transportation, but doesn't narrow down trip times.

Don Hanson, OTAK, 808 SW 3rd, Portland, OR 97204

Mr. Hanson works for OTAK and was hired to assist the property owners in the ten acres in the southern portion of the study area, north of Basalt Parkway. He has been tracking this process and is concerned about this area being zoned employment land due to the vast amount of Basalt rock. Mr. Hanson distributed a map which detailed the topography concerns. This map has been added as an attachment to the minutes as Attachment A.

Mr. Hanson stated that they consulted an excavator and a broker to obtain their opinion on the area and both expressed concern about the conditions. Mr. Hanson noted that Washington County and the engineering firm Mackenzie viewed the

property. They submitted a map and evaluated the property strictly for employment uses; they did not take into account the residential transition area. Mr. Hanson stated that they were unaware that there is no access road and the access points are limited to Grahams Ferry Rd and Tonquin Rd. Mr. Hanson acknowledged that there should be additional residential land in this area which would be more adaptable to the difficult topography.

Grace Lucini, 23677 SW Boones Ferry Rd

Ms. Lucini is a resident of the unincorporated area of Washington County directly adjacent to the east of the study area. Ms. Lucini has questions and concerns regarding the report evaluation of the central subarea that she brought to the Planning Commission. The handout has been added to the minutes as Attachment B.

Sherman Leitgeb, 23200 SW Grahams Ferry Rd

Mr. Leitgeb noted that he is concerned about the subarea because he lives there. Mr. Leitgeb stated that 329 acres is already zoned industrial which has not been built on. He's concerned that the land will not be developed. Mr. Leitgeb noted that experts from Pactrust and excavation companies have stated that they are not interested in the land due to the amount of rock and slope.

Tom Childs, 23470 SW Grahams Ferry Rd

Mr. Childs stated that the people living in the Basalt area need to be acknowledged and if the land is designated industrial, it will not be built upon. Mr. Childs mentioned that there is not enough housing to support retail or small businesses. If this land is developed into industrial property, he will not be able to sell his home for a profit and find another place to live. Mr. Childs believes that the decisions considered should benefit the current homeowners, not Metro, Wilsonville, or Washington County.

Lois Fox, 23550 SW Grahams Ferry Rd

Ms. Fox stated that she toured the property with City staff and acknowledged that there is rock throughout her property which makes it unsuitable to build on. Ms. Fox mentioned that she was taken aback when the City Council mentioned that they will revisit the zoning if it doesn't work out or is not saleable. She has not heard from anyone other than a government official who thinks this is a good use for this property. She added that she would like to invite Washington County staff to tour her property.

Mr. Hanson added that moving forward, it makes sense to have a peer review or workshop for everyone to get together to express ideas clearly and have comments.

Jim Odams, 24005 SW Boones Ferry Rd

Mr. Odams lives in unincorporated Washington County and is not a resident of Wilsonville or Tualatin. He stated that he has not been approached by anyone for permission to tour his property even though the proposed bridge and alignment go through his property. Mr. Odams commented that it is frustrating to be a property owner in the proposed development area without representation.

Ms. Hurd-Ravich added that the alignment is through Washington County and the City can point out to them that the property owners have not been approached. The cities have not been involved in the geotechnical study, but will bring it up with the other agencies.

Ms. Demeo stated that Metro brought the Basalt area in as employment land and asked if the intent was to zone the entire area for employment. Ms. Hurd-Ravich replied that the Council fought back and the City didn't want the land at all. There was a concession to allow some residential to provide transition between employment and residential. Ms. Demeo asked if there was a dictated amount of acreage or percentage for residential and employment in the whole area, including Wilsonville. Ms. Hurd-Ravich replied that it is 70-30 percentage split. Ms. Lucini added that there is a Metro ordinance (04-1040B) which recommends the dividing line at Basalt Creek Parkway should be zoned residential to the north. Mr. Leitgeb added that Tualatin is the only City which stated they need additional housing.

Mr. Ball asked if the land has been surveyed by geotechnical engineers. Ms. Hurd-Ravich said at a concept plan level, they don't go into that detail – this happens in future steps.

Mr. Beers inquired about the jobs goal for the Basalt area and if there is a target to reach. Ms. Hurd-Ravich responded that Metro completes the analysis of population employment growth and projects the numbers. The jobs numbers are reflective of the scenario modeling and employment types, and jobs per acre. Tualatin met the Metro target in terms of employment. Ms. Thompson asked if the targets have to be met for jobs per residence. Ms. Hurd-Ravich responded that Metro has design types, but they don't have an employee per acre type.

Mr. Leitgeb mentioned that he met with a Wilsonville council member and the council member stated that Wilsonville only cares about the trip counts and not receiving Tualatin's sewage. The projected jobs is based on all of the land being developed into employment, if it doesn't get developed because of unsuitable conditions of slope and rock, you will need to take the jobs out of the equation for that section of the property. Ms. Perl Fox stated that she heard from the City of Wilsonville that they are concerned with the clustering of employment as well as the trip counts.

Mr. Childs stated that if the land is designated commercial and doesn't get developed, there will be no SDC fees or taxes collected. If it's developed residential, there will be sewer, water, taxes, and revenue generated. There will also be less land annexed into the City.

Mr. Aplin asked what the next steps were. Ms. Hurd-Ravich responded that this will return to Council on February 13. There are new Council members so there may be different views regarding this process. The concept plan cannot be completed until the land use map is agreed upon.

Ms. Lucini asked the Planning Commission what their thoughts are regarding moving forward. Mr. Aplin responded that the Council will hear feedback from the Commission members, but it is up to them to decide. Ms. Hurd-Ravich added that the minutes will be available to the Council members regarding the comments received.

Mr. Hanson asked if the Planning Commission will make a recommendation to Council. Ms. Hurd-Ravich said that they will eventually do so. Once the draft is complete it will return to the Planning Commission. When it's adopted into the Comprehensive Plan, the recommendation will be made.

C. Framing for Priority Project: Update the Tualatin Development Code

Ms. Perl Fox presented the Framing for Priority Project: Update the Tualatin Development Code, which included a PowerPoint presentation. Ms. Perl Fox stated that at the 2014 Council Advance, the Council identified the Tualatin Development Code (TDC) update as a priority project. This is focused on the TDC - not the Municipal Code or other City requirements.

Ms. Perl Fox provided background information about the Tualatin Community Plan (Comprehensive Plan). This covers Chapters 1-30 of the TDC and provides land use goals and policies for the City. This was adopted in 1979; some chapters were updated in 2012.

Ms. Perl Fox stated that the Development Code (Land Use Regulations) covers Chapters 31-80 of the TDC. These chapters include planning districts (zoning), natural resource and floodplain requirements, community design standards, procedures and application requirements, subdivisions and partitions, and sign regulations.

Ms. Perl Fox noted that there are three phases of approach. These include:

- Phase 1: Code Clean up (Audit and Amendments)
- Phase 2: Outreach and Policy Review
- Phase 3: Writing a Work Program

Mr. Ball asked if the code is written and amended by a committee. Ms. Perl-Fox responded that consultants are involved as well as input from the Planning Commission.

Ms. Perl Fox noted that the amendment process can be a complicated process. The current code has many errors that need to be corrected, as well as it being confusing to read. This process may require several years to implement in total.

Ms. Perl Fox stated that the schedule includes:

- Quarter 1 – Audit
- Quarters 2 and 3 – Draft Code
- Quarter 4 – Hearing
- Quarters 5 and 6 – Outreach
- Quarter 7 – Policy Review
- Quarter 8 – Work program

Ms. Hurd-Ravich added that the Commissioners have an active role in this project and that their advice and comments will be taken to Council. We are almost ready to sign a contract with Angelo Planning Group. They will complete the bulk of the work, but the Planning staff will be working with them directly.

Ms. St. Clair asked if the consultant is an attorney firm. Ms. Hurd-Ravich responded that they are land use planners, but we will be working closely with our City Attorney. Ms. Demeo asked when Quarter 1 will kick off; Ms. Hurd-Ravich answered February 1, 2017.

Mr. Beers asked if the end product will be in printed form or on the web. Ms. Hurd-Ravich responded that it used to be in printed form, but is now exclusively web based. Ms. Demeo asked who our main customer is – business or residents. Ms. Hurd-Ravich responded that our customer is a good cross section of developers, businesses, and residents.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that future action items include review of the Annual Report, which will be presented to Council. There will also be a Basalt Creek update.

Mr. Ball asked if there is a plan for the development off SW Nyberg Street - the former RV Park of Portland site. Ms. Hurd-Ravich responded that the application for the Plan Map Amendment is incomplete. Once deemed complete, it will come to the Planning Commission.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Beers asked what is going in next to Cabela's. Ms. Hurd-Ravich responded that Cracker Barrel Restaurant is currently under construction, as well as a retail shell which

will house a bank and a mattress store. Mr. Aplin asked if Cabela's is changing to Bass Pro Shops. Ms. Hurd-Ravich replied that she has not heard anything regarding that.

8. **ADJOURNMENT**

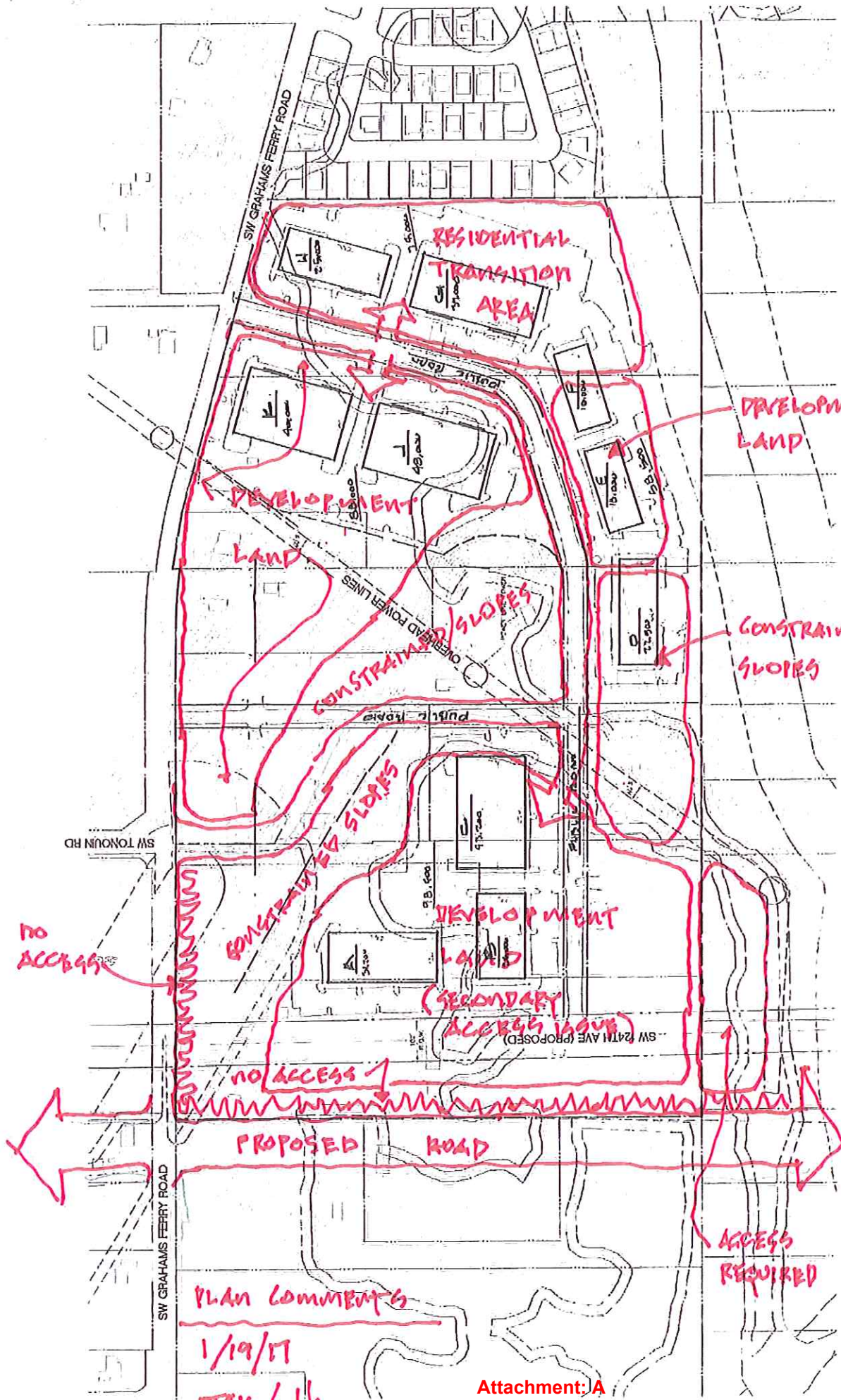
MOTION by Aplin to adjourn the meeting at 8:39 pm.

_____ Lynette Sanford, Office Coordinator

Attachments:

A: Don Hanson's Comments

B: Grace Lucini's Comments



OPTION ONE
 DEC. 21, 2016
 318,500 SF
 "EMPLOYMENT BUILDINGS"

LEGEND

---	SITE BOUNDARY
---	PROPOSED H.O.W.
---	ELEVATION CONTOUR (10')
---	STIPPLAR AREAS

SITE DATA

BUILDING	SITE AREA	BUILDING AREA	PARKING SPACES	PARKING RATIO	NET DEVELOPABLE AREA AND % (Net up to 100 ft on way)
PROPOSED BUILDING A, B, C	10,000 SF	10,000 SF	100	10:1000	10,000 SF (10%)
PROPOSED BUILDING D, E, F	10,000 SF	10,000 SF	100	10:1000	10,000 SF (10%)
PROPOSED BUILDING G, H, I	10,000 SF	10,000 SF	100	10:1000	10,000 SF (10%)
PROPOSED BUILDING J, K, L	10,000 SF	10,000 SF	100	10:1000	10,000 SF (10%)

SITE XX
 BASALT CREEK SITE
 SW 124TH AVE
 WASHINGTON COUNTY, OREGON

NOTE: CONTOURS SHOWN AT 2' INTERVALS
 12/20/16 - 2/20/17



Sandy Jones

From: Don Hanson
Sent: Thursday, January 19, 2017 4:10 PM
To: Sandy Jones
Subject: FW: Basalt Creek

Please make 12 copies of this. Also add the map as a cover. I will bring it over. Thanks

Don Hanson | Principal
v. 503.415.2317 | f. 503.415.2304
www.otak.com



at Otak, we consider the environment before printing emails.

From: Herb Koss [mailto:herb@kossred.com]
Sent: Tuesday, January 17, 2017 1:02 PM
To: Alice Cannon; Aquilla Hurd-Ravich; kperlfox@ci.tualatin.or.us
Cc: Lou Ogden; logden@ci.tualatin.or.us; fbubenik@ci.tualatin.or.us; jdavis@ci.tualatin.or.us; ngrimes@ci.tualatin.or.us; pmorrison@tualatin.gov; jdehaan@tualatin.gov; rkelllogg@tualatin.gov; Lois Fox; Heather Hutchinson; Matthew Johansen; Lark Leitgeb; Hannah Childs; Don Hanson; Sherman Leitgeb; Grace Lucini; Herb Koss; John and Grace Lucini; Marvin Mast (marvinmast@gmail.com); Mehdi A-Sanaei (mehdiasanaei@yahoo.com); nicksummersfs00@gmail.com; r.alvstad@comcast.net; srcs6914@aol.com
Subject: FW: Basalt Creek

Alice, Aquilla, or Karen

Could you please make sure that the Planning Commission receives this memo.
Thank you
Herb Koss 503 730 2431

Subject: Zoning of land not suited for an employment zone

Memo to the Tualatin Planning Commission Chair and Members of the Commission

CC : Mayor Ogden, Tualatin City Council, Alice Cannon, Aquilla Hurd- Ravich, Karen Fox,
Property owners affected by a proposed Employment Zone.

Testimony submitted by Herb Koss the managing member of the 10 acres just north of
Basalt Creek Parkway.

Property location:

Property located between Victoria Gardens on the North, Basalt Creek Parkway on the South,
Grahams Ferry on the West and Basalt Creek on the East.

I am unable to attend the Planning Commission meeting on January 19th. Don Hanson, a principle
at Otak will be attending the meeting weather permitting. Don was hired to assist in helping to plan
the property described above for a zone that was conducive to the topography and the factor of
limited access to the property. The site grading for an employment use would not be feasible due
to the vast amounts of Basalt Rock. Access from Basalt Creek Parkway will be limited and Washington
County plans a 18 to 20 foot cut on the south end of the property owned by the LLC that I manage
and represent.

A month has almost passed since I was informed that Washington County was going to retain the

services of EcoNW to visit the site and provide their opinion as to whether the property was suited for an employment zone. As of Jan 13th according to the administrative director of EcoNW the County had not retained the services of EcoNW to visit the site. **This is troublesome, because all of us want to make sure that Washington County understands the challenges associated with the site, so that it is zoned properly.**

I was informed that Tualatin Staff had a tour of the site arranged by Lois Fox a property owner. A site visit is certainly the best way to determine and experience what property owners have been stating about the problems with an employment zone. The elevation from the low to the high Point is 60 feet and the access to the South from Basalt Creek Parkway is not feasible.

I would also like to point out that in order to ensure an employment zone was not the correct zone, a well-known office park developer was contacted. PacTrust is well known and a quality developer. A senior VP visited the site and reviewed topography and the feasibility of mass grading the site. His comment upon visiting the site was mass grading of the site was not feasible because of the vast amounts of Basalt Rock and the 60 foot elevation. Mayor Ogden has had conversations with Tony Weller of CES engineering and a past Council Member, Ken Leahey a site development contractor, and John Fregonese of Fregonese and Associates. After these conversations Mayor Ogden contacted Andy Dyck at Washington County. Mayor Ogden told me the conversation was why does everyone he has talked to not support an employment zone and the county still maintained the land was well suited for employment. This is a very good question and we were encouraged that EcoNW was being retained. The disappointment is to our knowledge no contract has been entered into and time continues to pass by.

It would be very unfair to property owners to improperly place a zone land that will never be developed and restrict the use of the land to the property owners presently living on the land. The County Loses, The City Loses and the land owners are treated unfairly after many months of planning, public meetings, and a large financial commitment to pay for the planning.

The property can be developed into supportive housing and become as asset to the City and the County. A residential zone is adaptable to elevation changes and access is not as restricted compared to the access requirements needed for truck traffic. All of the property owners within the acreage described and the land owners to the east of this land support a residential zone.

I realize that a formal vote is not taking place on Jan 19th, 2017, however I wanted to enter our concerns into the record.

Sincerely

Herb D Koss

Citizen Comments to Tualatin Planning Commission 1-19-2017

Agenda Item 5 B-Basalt Creek Concept Planning -Update

Grace Lucini

23677 SW Boones Ferry Road, Tualatin Oregon

My home is within the Basalt Creek Concept Planning area. I do not have elected representation within the Basalt Creek Concept Planning process, as I am not a resident of either the cities of Tualatin or Wilsonville- which are the governmental entities determining the process.

I appreciate that additional reviews of the Central Sub-Area continues- but evaluations for use need to be done within the context of the plan --for the successful health of the entire concept plan area.

I understand members of the City staff did an on-site visit to the area- which is necessary to understand the topography and uniqueness of the area. Let me express my appreciation of this action.

I also appreciate the actions the staff, stated they will take action to remove unnecessary or out dated markings on Concept Planning Maps which are disseminated to the public.

In this case the removal of some markings which overlay and potentially indicate actions to private properties west of SW Boones Ferry Road and north of the proposed Parkway. A map with these markings was included within the informational packet provided to this Commission, and was available for public review.

1-11-17 Mackenzie Report Evaluation of Central Sub Area- Analysis for Industrial Use- commissioned by Washington County

However, I question the usefulness of an evaluation commissioned by Washington County which resulted in the 1-11-17 Report by Mackenzie.

1. The Mackenzie Report did very little to address the actual question this Commission is discussing-which is: **what is the most appropriate land use for the land in question.**
2. The Mackenzie Report specifically states the topic of the report is ---for "planning and design for development of industrial and employment lands in the Portland region".

These are two very distinctly different questions and issues- and any information gained from the Mackenzie Report should be utilized only within the context of the question it addresses... that question is simply if any of the land COULD be used for employment ---The answer to that question is yes, but very little land is appropriate for industrial use.

- A. The report did not address what should happen to the balance of the land not appropriate for industrial use.
 - Will this land become waste land?
 - An eye sore- who will be responsible for maintaining so many acers of land which is zoned for industrial use, but cannot be developed?

In addition, there are several factual problems which are presented within the Mackenzie Report as it is written...

- B. A major issue is the location of the limited access Parkway--- which is a major focal point of the entire Basalt Creek Concept Planning Process.
- C. The potential concept planning maps created and provided by Mackenzie indicate road access north from the Parkway – which is again contrary to previous primary planning concepts.
- D. There is no indication of any effort to co-exist with existing neighborhoods or adjacent properties the Mackenzie Report:
 - does not indicate or state any attempt to have compatible of zoning with adjacent residential properties
 - does not indicate or state any attempt to provide buffering of existing neighborhoods- which was another primary guiding principle of the planning process
 - There is no indication of roads to the developable acreage east of the site being examined. As utilities are preferably laid along roads the proposed use maps within the Mackenzie Report effectively blocks any development west of the wetlands and east of the area due to the lack of any road to the area east of the study area.
 - There is little comment within the Mackenzie Report on the cost involved in resolving the topography and solid basalt rock benches which are found within this area--- to make it compatible for grading for industrial use. Cost is a significant factor when planning any development. If the cost is too high, the land will be the last to be developed -if ever
- E. Consequently, the information gained from this report should only be used within the context of the question it addresses.
- F. The ability to use this report for determining the best use of the land is extremely limited.

EXISTING PROPERTY OWNERS WITHIN BASALT CREEK AREA
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1. Existing property owners directly affected by the planning process should be heard as to their goals, and should be respected for the knowledge they provide about the limitations of the land they own.
2. Existing neighbors within the Tualatin City limits, and those existing outside the current limits should be heard and their comments incorporated into the concept plans as a basic livability issue.

I request that the Planning Commission acknowledges the extensive limitations of the Mackenzie Report when considering what is the best land use for this area- within the context of the entire Tualatin area and forward these concerns to the Tualatin City Council.

Respectfully,

Grace Lucini



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

FROM: Lynette Sanford, Office Coordinator

DATE: 02/16/2017

SUBJECT: 2016 Annual Report of the Tualatin Planning Commission

ISSUE BEFORE TPC:

Consideration of the 2016 Tualatin Planning Commission Annual Report and a recommendation that the City Council accept the report.

RECOMMENDATION:

Staff recommends that TPC accept the report and recommend that Council also accept the report at their regularly scheduled meeting on March 27, 2017.

EXECUTIVE SUMMARY:

- This is not a public hearing.
- Not later than April 1 of each year, commencing with the year 1977, the Commission shall file with the City Council its annual report of the activities of the Commission.
- The annual report shall include a survey and report of the activities by the Commission during the preceding year, in addition to specific recommendations to the City Council not otherwise requested by the City Council, relating to the planning process, plan implementation measures within the City, or future activities of the Commission.
- The report may include activities of the Commission. The report may include any other matters deemed appropriate by the Commission for recommendation and advice to the Council.
- The Tualatin Municipal Code 11-1 contains the provisions for the functions and activities of the Tualatin Planning Commission (TPC).
- TPC is the official Commission for the Citizen Involvement in accordance with Statewide Land Use Planning Goal 1, Citizen Involvement.
- TPC reviewed two Plan Text Amendments during 2016.
- There are no criteria applied to acceptance of the annual report.

Planning Commission acceptance of the Annual Report will result in the following:

- A recommendation to the Council to accept the report.
- Compliance with Section 11-1-080 of the Tualatin Municipal Code.

If the Planning Commission does not accept the Annual Report the following outcomes will result:

- A recommendation that Council not accept the report.
- Non compliance with Section 11-1-080 of the Tualatin Municipal Code.

ALTERNATIVES TO RECOMMENDATION:

- Direct staff to amend the Annual Report based on recommendations from the Planning Commission.
- Continue the discussion and return to the matter at a later date.

FINANCIAL IMPLICATIONS:

Funds are budgeted in the Planning Division for preparation of the Annual Report of the Tualatin Planning Commission.

Attachments: Tualatin Planning Commission 2016 Annual Report



City of Tualatin

2016 ANNUAL REPORT

TUALATIN PLANNING COMMISSION

March 27, 2017

Planning Commissioners:

Alan Aplin, Chair
Bill Beers, Vice Chair
Angela Demeo
Mona St. Clair
Janelle Thompson
Kenneth Ball
Travis Stout

2016 ANNUAL REPORT OF THE TUALATIN PLANNING COMMISSION

BACKGROUND

The Tualatin Planning Commission, formerly the Tualatin Planning Advisory Committee, was established on July 26, 1976 (Ord. 1339-12 and Ord. 342-76). The Planning Commission's membership, organization and duties are prescribed in Tualatin Municipal Code Chapter 11-1. The Planning Commission is the official Committee for Citizen Involvement in accordance with Statewide Land Use Planning Goal 1, Citizen Involvement. This annual report covers activities conducted by the Planning Commission in 2016.

This report will address a section of the Tualatin Municipal Code Chapter 11-1.

11-1-080: Not later than April 1 of each year, the Commission shall file its annual report of the activities of the Commission with the City Council. The annual report shall include a survey and report of the activities of the committee during the preceding year, in addition to specific recommendations to the City Council not otherwise requested by the City Council, relating to the planning process, plan implementation measures within the City, or the future activities of the Committee. The report may include any other matters deemed appropriate by the Committee for recommendation and advice to the Council.

2016 Planning Commission



(picture inserted here)

2016 Planning Commission: Alan Aplin, Chair, Bill Beers, Vice Chair, Janelle Thompson, Mona St. Clair, Angela Demeo, Kenneth Ball, Travis Stout

CITIZEN INVOLVEMENT AND INPUT

The Planning Commission is the official Committee to fulfill Goal 1: Citizen Involvement of Oregon's statewide land use planning program. The purpose of Goal 1 is to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the land use planning process.

Goal 1 is specific to land use and involving citizens in land use making decisions. The Planning Commission serves two functions in Tualatin's land use planning program. Their first and original function is to serve as an advisory committee to the City Council by reviewing and making recommendations on comprehensive plan amendments. Plan amendments implement policy direction and are essentially legislative decisions. The second function of the Planning Commission is decision making authority over a specified set of quasi-judicial land use decisions. In other words, the Planning Commission has the authority to approve or deny projects tied to specific properties.

Goal 1 allows for varying degrees of citizen involvement that is appropriate to the scale of the planning effort. For example in 2016 the Planning Commission recommended approval of Plan Text Amendment (PTA) 15-0001 that amended the allowed sign types and certain standards in the Medical Commercial Planning District. In this instance the amendment was initiated by an applicant, Legacy Meridian Hospital, who was required to conduct a neighborhood developer meeting prior to submitting their application. Additionally, staff sent notice of a public hearing and published a notice in the Tigard Times in accordance with Tualatin Development Code requirements. This outreach served as the public involvement for this Plan Amendment. A second Plan Text Amendment was presented to the Planning Commission, PTA 16-0001, which amended the Flood Plain Chapter to meet minimum National Flood Insurance Program requirements. Notice was given in accordance with the Tualatin Development Code and citizens were afforded the opportunity to comment at the Planning Commission meeting and the City Council public hearing.

In both cases, citizens had a chance make comments either in writing or verbally at the public meeting prior to the Planning Commission making a recommendation to the City Council.

All Planning Commission meetings regardless of the agenda items are published on the City website and notices of the meetings are posted in two different locations in City buildings.

Additionally, the Community Development staff meets with the Citizen Involvement Organization Land Use Officers as topics arise. The purpose of the meetings is to provide updates on land use items such as projects under construction, upcoming decisions and long range planning. These meetings are held directly before the Planning Commission meetings, and they provide a forum for CIO officers to ask questions and get more information about community development processes.

PLANNING COMMISSION ACTION ITEMS

In January 2012, the City Council changed the Tualatin Planning Advisory Committee to the Tualatin Planning Commission. The Planning Commission met for the first time in February 2012 and has purview over certain quasi-judicial land use applications including:

- Industrial Master Plans
- Reinstatement of Use
- Sign Variance
- Variance
- Transitional Use Permit

The Planning Commission retains the duties of the Advisory Committee, which is to make recommendations to City Council on comprehensive plan amendments such as Plan Text and Plan Map changes. The Planning Commission reviewed and made recommendations on two Plan Text Amendments in 2016. They met a total of five times during the calendar year. Five meetings were cancelled due to a lack of agenda items and one meeting was cancelled due to inclement weather.

PTA15-0001 Amending Chapter 38.230 – Amendment to revise allowed sign types and certain sign standards in the Medical Center (MC) planning district. Recommended approval 7-0.

PTA16-0001 Amending TDC Chapter 70 – Flood Plain District to meet minimum National Flood Insurance Program requirements. Recommended approval 6-0.

STAFF UPDATES TO THE PLANNING COMMISSION

Staff presented several long range planning topics for discussion including:

- Basalt Creek –
 - Update from the joint Tualatin and Wilsonville Council Meeting
 - Open house update
 - Project updates and land use concept map
- Capital Improvement Plan update- The CIP identifies the anticipated projects for the upcoming year as well as the projects that the City is planning for over the next four years providing a five year plan for the future.
- Industrial Site Readiness Project – A study of large (25 acres or larger) industrial sites needed for high-paying manufacturing and other traded-sector employers conducted by Washington County funded by a grant from Metro.

- Civic Center Outreach - An overview of the project status and information about two options for a City Hall Building.
- Southwest Corridor – Update on the Shared Investment Strategy projects which include bike, pedestrian and road projects.
- Mobile Food Units (Food Trucks/ Carts) –
 - Research results and regional examples
 - Update on public outreach and code component

COMMISSIONER TRAININGS

- Ms. Demeo attended a Planning Commissioner Training hosted by the Oregon City Planning Director's Association in September.